HOUSING MARKET INFORMATION

# RENTAL MARKET REPORT

## Winnipeg CMA

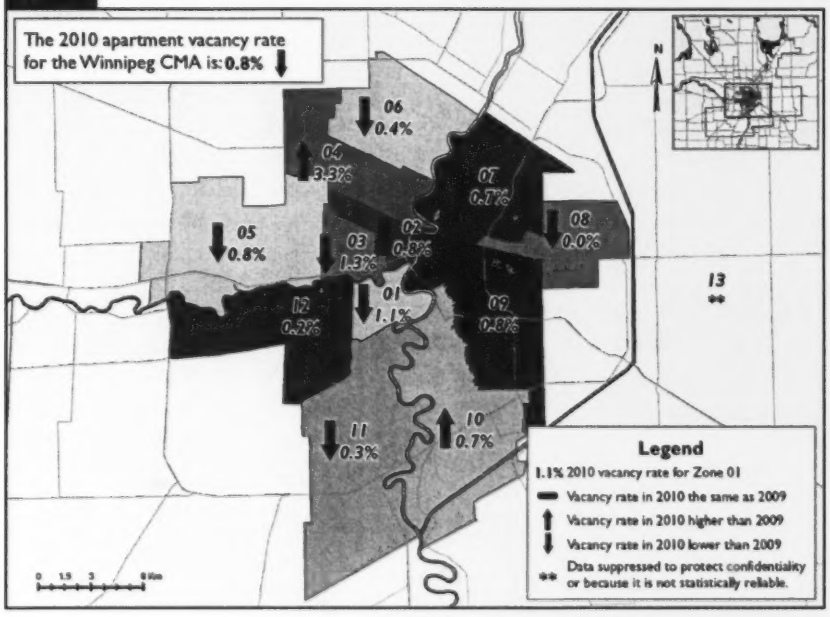
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2010

## Highlights

- Across the 34 Census Metropolitan Areas (CMAs) in Canada, the vacancy rate for private rental apartments edged down to 2.6 per cent in October 2010 from 2.8 per cent one year earlier.
- The vacancy rate for private apartments in the Winnipeg Census Metropolitan Area (CMA) decreased slightly from 1.1 percent in October 2009 to 0.8 per cent in October 2010.
- Average monthly rent for two-bedroom apartment units in the Winnipeg CMA increased from $809 in 2009 to $837 in 2010.

Figure 1

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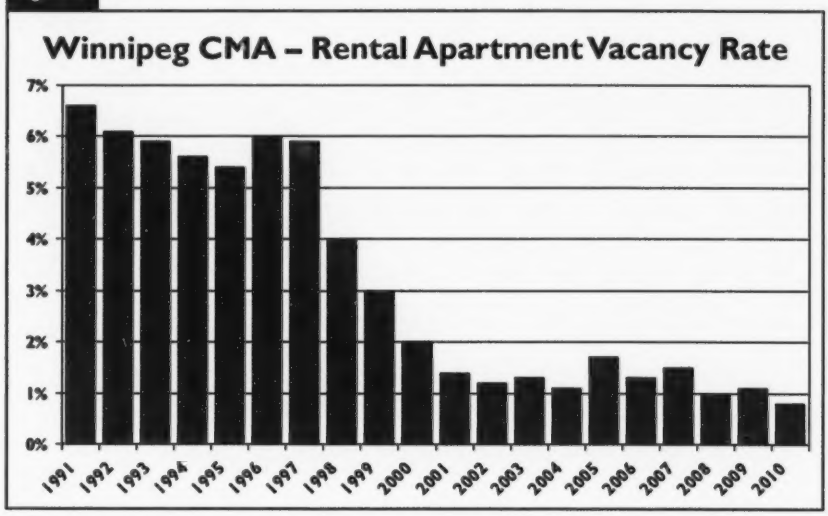
# Winnipeg Rental Market Survey

## Vacancy Rate Down in 2010

According to CMHC's October 2010 Rental Market Survey (RMS), the Winnipeg CMA recorded a vacancy rate of 0.8 per cent in October, down slightly from the 1.1 per cent recorded in October of 2009. Out of the rental apartment universe of 52,319 units, this represents 441 units vacant at the time of the survey. Winnipeg came in well below the national average vacancy rate of 2.6 per cent, which was down from 2.8 per cent recorded in October of 2009. In fact, Winnipeg recorded the lowest apartment vacancy rate among the 34 CMAs in Canada.

For the Winnipeg CMA, the 2010 survey results represent the 10th year in a row that the vacancy rate was below 2.0 per cent. The persistently low vacancy rates continue to be supported by several factors. On the demand side, increased population growth has had a significant impact. Between July 1, 2009 and July 1, 2010, the population of Manitoba increased by 15,850 people, representing the largest 12-month increase in 39 years. Much of this growth has been driven by gains in international immigration supported by provincial government programs. Winnipeg continues to draw a majority of these newcomers, and this has helped its population grow in recent years. The Winnipeg CMA's population growth rate, at 1.5 per cent in 2009, continued to be significantly higher than it was during the previous decade. Research by CMHC indicates that these international migrants have a high propensity to be renters during their first few years in the country, thus supporting rental demand.

Figure 2




Source: CMHC Rental Market Survey

In the face of increasing demand, the supply of rental market units is another factor maintaining a low vacancy rate. The Winnipeg rental market universe has experienced a net loss of units in seven out of the last 10 years. While there have been additions to the rental universe during this time through new construction, these additions have not been sufficient to offset the loss of units due to demolition or conversion. Since the October 2009 survey, Winnipeg's apartment rental universe declined by 1.6 per cent.

## Availability Rate Moves Down with the Vacancy Rate

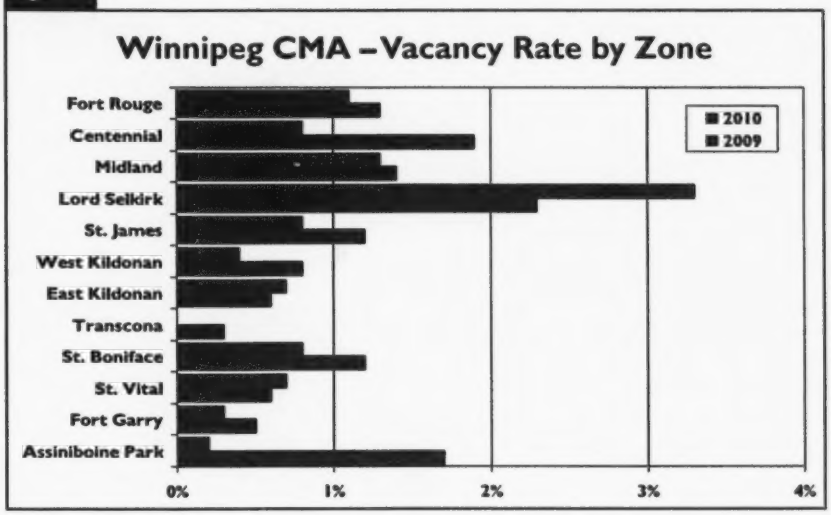
With the modest decline of the vacancy rate, the availability rate also moved down. A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate. The availability rate can provide some insight into rental market conditions as it reveals the intentions of landlords and tenants on a short-term basis.

In October 2010, the availability rate in Winnipeg's apartment universe decreased 0.6 percentage points since the 2009 survey to reach 1.4 per cent. This represents only a slightly larger decline than the drop of 0.3 percentage points recorded in the vacancy rate.

## Vacancy Rate Moves Down in Most Zones

The decrease in vacancies was distributed throughout the city, as indicated in Table 1.1.1. Most of Winnipeg's 13 zones saw vacancy rates decline from the prior year. Meanwhile, among suburban zones, East Kildonan and St. Vital registered modest increases of 0.1 per cent in 2010. East Kildonan was one of four

Figure 3




Source: CMHC Rental Market Survey

zones to see a net increase in their private rental apartment universe, recording the largest increase of 53 units. The highest vacancy rate was recorded in Lord Selkirk, where the vacancy rate was 3.3 per cent. It was also the zone that recorded the highest increase in vacancy, increasing a full percentage point over October 2009. The lowest vacancy rate was in Transcona, where there were no vacant units at the time of the survey. This was followed by Assiniboine Park which also recorded the largest decline in vacancy rate, decreasing 1.5 percentage points from 1.7 per cent to 0.2 per cent.

Of particular interest to the Winnipeg rental market is the vacancy rate in units that do not fall under Manitoba's rent increase guidelines, namely those constructed after 2001 and those renting for more than $1,105 per month. Vacancy rates in newer units provide an indication of the success of recent projects and may encourage continued new construction into the future. In those units where rent exceeded $1,105 on a monthly basis, the vacancy rate, at 1.6 per cent, was slightly higher than the rate for the total rental universe of 0.8 per cent.

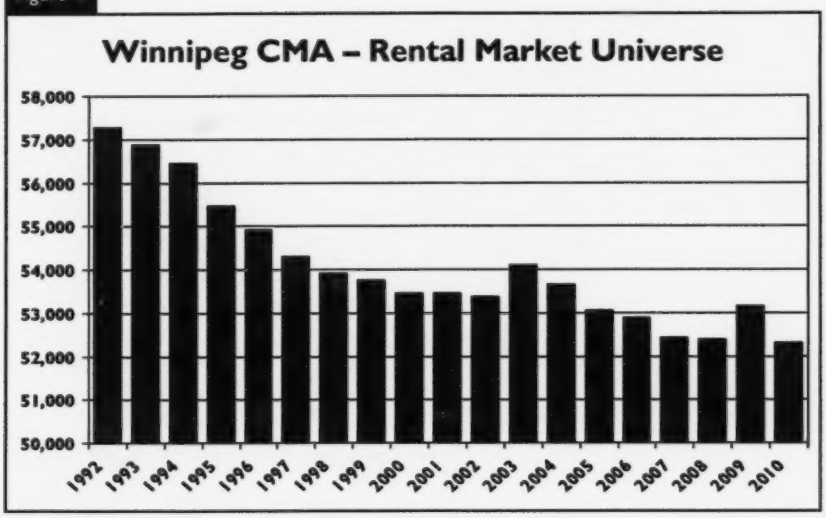
Among the 2,113 units built after 2002, there was a vacancy rate of 1.1 per cent. This sub-universe is dominated by two-bedroom units (1,678) which had a vacancy rate of 0.8 per cent. Other unit sizes had an appreciably higher average vacancy rate. One bedroom units had a vacancy rate of 1.9 per cent and those units with three or more bedrooms had a vacancy rate of 3.4 per cent. These newer units also had higher average rents of $1,033, substantially more than the $708 average found across the universe of rental units in Winnipeg built prior to 2002.

The suburban zones have traditionally maintained lower vacancy rates than the inner-city zones. The vacancy rate in the suburban areas was 0.6 per cent in October 2010, down from 0.8 per cent in October of 2009. The core area zones saw a higher vacancy rate of 1.2 per cent but also saw a greater decrease, dropping 0.4 of a percentage point from the 1.6 per cent vacancy rate recorded one year earlier. Decreases in vacancy in Fort Rouge, Centennial, and Midland offset an increase in vacancy in Lord Selkirk. Of note, the increase in vacancy rate in Lord Selkirk occurred mainly in two-bedroom units where the vacancy rate was 5.5 per cent, an increase of 4.4 percentage points. The vacancy rate in the less expensive bachelor and one-bedroom units in this zone declined to zero and 1.9 per cent, respectively. Care should be taken in the interpretation of these numbers, however, as the Lord Selkirk zone has the smallest universe among core area zones and changes of only a few units can create significant shifts in the vacancy rate.

When the rental universe is broken down by the age of the rental structures (Table 1.2.1), older buildings tend to have a higher vacancy rate. The vacancy rate for structures built before 1940 was 2.0 per cent in October of 2010, down slightly from 2.2 per cent one year earlier and above the CMA average. Newer buildings built after 1990 had a vacancy rate of 1.0 per cent, only slightly above average. These buildings saw a greater decline, however, dropping half a percentage point from the 1.5 per cent recorded in October of 2009.

When looking at vacancies by rent range (Table 1.4), the rate is highest in units where the average monthly rent is more than $1,095 per month. The vacancy rate for units in this range was 1.9 per cent in October of 2010, a decrease of a full percentage point from October of 2009, and down substantially from the 5.8 per cent recorded in October of 2008.

Figure 4




Source: CMHC

## Rental Universe Decreases in 2010

The 2010 fall rental market survey saw a reduction in Winnipeg's private rental apartment universe, offsetting gains made in 2009. There were 52,319 units surveyed in October 2010, a decrease of 835 units or 1.6 per cent from October 2009. Winnipeg's rental market universe has posted declines for 15 of the last 18 years.

A major source of the decline of the rental universe in the October 2010 survey was the result of a large number of units that had been temporarily removed for renovations. There were 656 units temporarily removed from the survey as they were undergoing renovations or boarded up in October of 2010, close to the 750 that were under renovation during each of the 2007 and 2008 surveys and more than double the 251 units that were under renovation during the 2009 survey.

Of greater importance to the number of units available for rent in Winnipeg over the long term are permanent removals from the universe. In the 12 months preceding the October 2010 survey, there were more than 450 permanent removals from the universe. These represent structures that were converted to condominium or demolished and will not be returning to the rental universe. Other changes of significance to the universe include the permanent removal of units within structures due to interior alterations or where a portion of the units within a structure are converted to other uses. This accounted for a decline of over 250 units since October 2009.

Additions to the universe in the last year did not offset these removals as there were only 605 units added to the universe between the fall 2009 survey and the fall 2010 survey. Of these, 371 were returned to the universe after having undergone renovation. New construction accounted for 234 units being added to the universe since October 2009. In contrast, this is almost one third of the 691 units that completed construction in the 12 months that preceded the fall 2009 survey. Rental construction has rebounded somewhat in 2010, pointing to future additions to Winnipeg's rental stock. More than 700 rental units were started in the first ten months of 2010 compared to 383 starts for all of 2009. Ten months into this year, 62 per cent of all multiple-family starts are for the rental market.

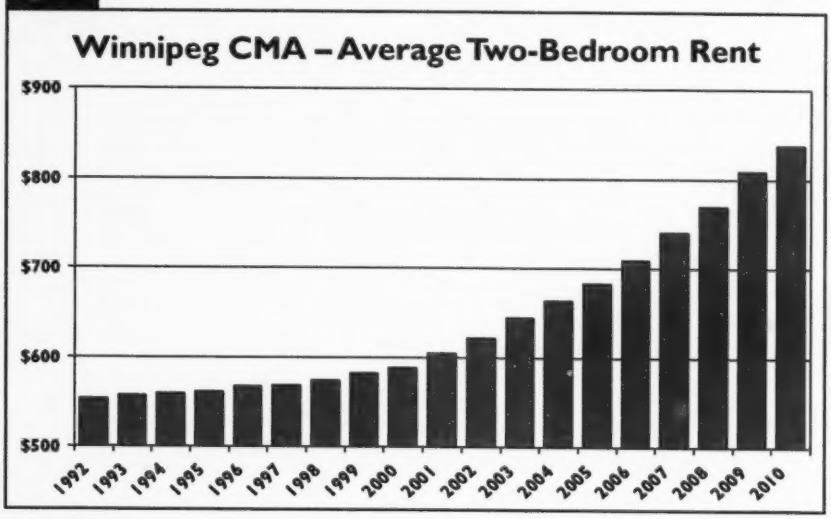
## Rents Continue to Increase

Across the Winnipeg CMA, the average two-bedroom apartment rent increased from $809 in October 2009 to $837 in 2010. According to Table 1.1.2, average rents for all bedroom types ranged from $521 per month in Midland to $812 in Fort Rouge.

CMHC's measure estimating the growth in rents for a fixed sample is strictly based on structures common to the sample for both the 2009 and 2010 surveys (Table 1.1.5). The measure aims at better understanding rent changes in existing structures by excluding from the calculation the rents of newly-built apartment buildings. The methodology section at the end of this report provides more detailed information on this measure.

The same-sample average rent in existing units rose by 3.6 per cent between October 2009 and October 2010. While this surpasses the mandated maximum increase of one per cent in 2010, it is not unusual for the same-sample rents to increase at a stronger pace. New rental construction has been exempt from the rent control guidelines for the last seven years. As more rental units have been completed and added to the universe, the share of units exempted from rent controls has increased in the overall rental universe. In addition, landlords choosing to renovate a

Figure 5




Source: CMHC

building under a rehabilitation scheme may apply for an exemption to the rent increase guidelines for maximum of five years, allowing them to recoup some of their renovation costs. Several buildings have been renovated under this scenario over the last few years. Landlords facing rising maintenance and energy costs may also apply for permission to increase rents above the guideline. In general, between 25 and 30 per cent of rental units apply for, and receive, above guideline increases in rent.

The rents commanded by larger structures are significantly higher than those paid by renters in smaller buildings. As in Table 1.3.2, a two-bedroom unit in a building with 50 to 99 units recorded an average rent of $890, while in buildings with more than 100 units, the average two-bedroom rent was $922. By contrast, there was a marked drop-off in rents within buildings with fewer than 20 units. A two-bedroom unit in a structure with less than 20 units commanded a rent between $673 and $680 per month, on average.

The age of a structure will also greatly affect the average rent. Newer structures command higher rents. As indicated in Table 1.2.2, a two-bedroom unit in a structure built after 1990 will command a monthly rent of $1,048, 55 per cent more than a two-bedroom unit in a structure built prior to 1940 at $675 per month.

## Vacancy Rate Decreases in Row Rentals

The vacancy rate in Winnipeg's private row structures decreased from 1.0 per cent in October 2009 to 0.6 per cent in October 2010. The decline was more pronounced in the core area zones where the vacancy rate decreased to zero in October 2010 from 0.9 per cent one year earlier. The vacancy rate in the suburban zones saw a modest decrease, posting a rate of 0.9 per cent in October 2010 from 1.1 per cent in 2009. The universe of private row rental suites is much smaller in the core area zones and therefore can be subject to greater variations. However, with only 1,203 private row units in Winnipeg's rental market, a vacancy rate of 0.9 per cent represents only seven vacant units across the city. Same sample row rents increased 3.9 per cent year-over-year in 2010, following a 6.4 per cent year-over-year increase in 2009.

# Rental Market Outlook

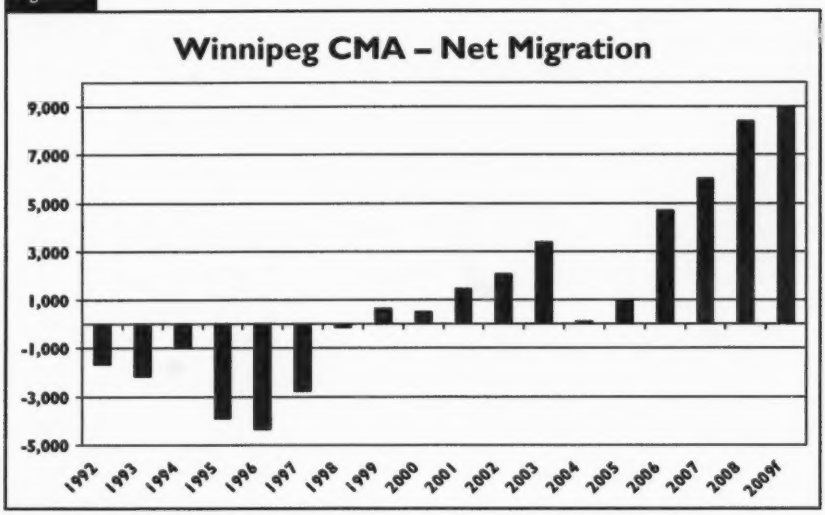
## Vacancy Rate to Rise Modestly in 2011

Winnipeg's rental market will continue to be impacted by both strong demand for rental housing and little change in the overall supply of units, keeping vacancies rates low through the forecast period. However there are factors to suggest that there will be a modest increase in the vacancy rate next year, increasing by two tenths of a percentage point by October 2011.

Demand for rental housing is being fed by several factors. The province has been very successful in attracting international migrants, particularly through the Provincial Nominee Program. International immigration is at a record high, and it has its strongest impact on the rental market as most new immigrants seek rental accommodation upon arrival. The longer these new immigrants remain in the province, however, the more likely they are to become homeowners.

In recent years, renters considering a move to home ownership have found themselves delaying this move given increasing prices in the resale market and the low number of listings available. As their financial situation strengthens under the province's positive economic climate, more renters will be able to make the move to home ownership over the course

Figure 6




Source: Statistics Canada, CMHC Forecast (f)

of 2011. As well, the resale market is also expected to return towards more balanced conditions in 2011, which will contribute to moderating price growth and a rising number of listings for buyers to choose from. Therefore, while there will continue to be an influx of new renters, more existing renters will enter the homeownership market making more rental units available in the next year.

On the supply side, additions to the rental market universe continue to be offset by permanent removals either through demolition or conversion to condominium. This has left little room for a notable rise in the vacancy rate. Moving forward, rental construction has rebounded in 2010 and renters will soon benefit from the completion of more than 1,000 units currently under construction. Rental construction is expected to remain strong in 2011 as builders continue to respond to demand. While the addition of 1,000 rental units only represent 1.9 per cent of the total universe, they will nonetheless help ease the vacancy rate given an elevated level of demand.

## Average Rents to Rise Due to New and Renovated Units

Each year, the Residential Tenancies Branch sets a rent increase guideline which applies to the majority of Winnipeg's rental stock. In 2011, beginning January 1, the new guideline will be a 1.5 per cent increase, translating into an average increase of $13 for two-bedroom units.

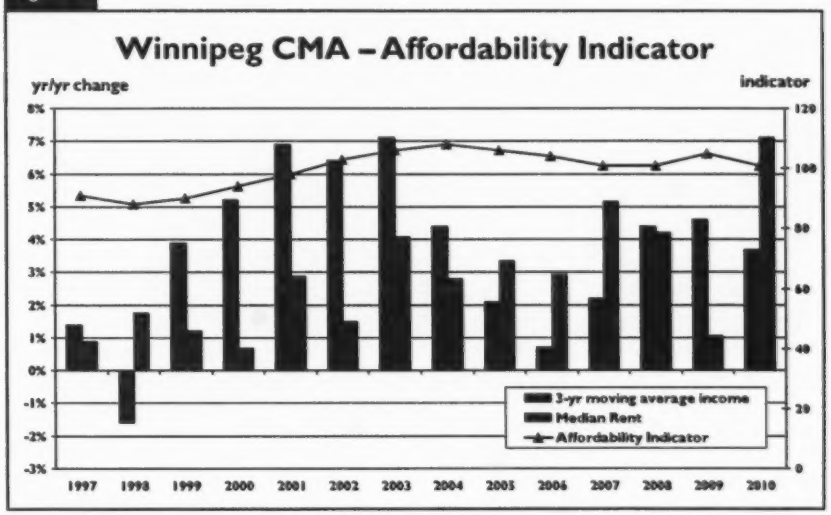
With operating and maintenance costs on the rise, we anticipate that the Residential Tenancies Branch will continue to receive applications from landlords to increase rents at a rate above the guideline to cover these higher costs. Meanwhile, newly constructed units and units that have undergone renovation will be added to the rental supply over the next year. These units will command higher rents and be exempt from the guideline, which will have the effect of pushing up the overall average increase. Therefore, we expect that rents will increase in excess of the guideline, with two-bedroom rents increasing by $23 from $837 in October 2010 to $860 in 2011.

## Rental Affordability Indicator

According to CMHC's rental affordability indicator, affordability in Winnipeg's rental market declined slightly this year from 105 in 2009 to 101* in 2010. The decline was due to the increase in income of renter households not keeping pace with increases in rent. The estimated three-year moving average of median income of renter households increased by 3.7 per cent from October 2009 to October 2010, while over the same period the median cost of renting a two-bedroom apartment rose 7.1 per cent.

* Please refer to the methodology section for detailed information on the indicator.

Figure 4




Source: Statistics Canada Survey of Labour and Income Dynamics, CMHC

# National Vacancy Rate Decreased in October 2010

The average rental apartment vacancy rate in Canada's 35 major centres decreased to 2.6 per cent in October 2010 from 2.8 in October 2009.

Immigration continues to be a strong driver in increasing rental housing demand. Recent immigrants tend to rent first before becoming homeowners. Also, improving economic conditions have likely boosted the demand for rental housing, thus pushing vacancy rates downward. Moderating this, however, is lower levels of youth employment, which likely reduced household formation among young adults (under 24 years of age) who are predominantely renters.

The Canadian average two-bedroom rent in new and existing structures was $860 in 2010 compared to $836 in 2009. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver ($1,195), Toronto ($1,123), Calgary ($1,069), Ottawa-Gatineau (Ontario Part $1,048), Victoria ($1,024), and Edmonton ($1,015). These are the only major centres with average rents at or above $1,000 per month. The lowest average monthly rents for two-bedroom apartments were in Trois-Rivières ($533), Saguenay ($535), and Sherbrooke ($566).

Provincially, the highest average monthly rents were in Alberta ($1,036), British Columbia ($1,019), and Ontario ($980), while the lowest monthly rents were in Québec ($666), Newfoundland and Labrador, and New Brunswick (both $668).

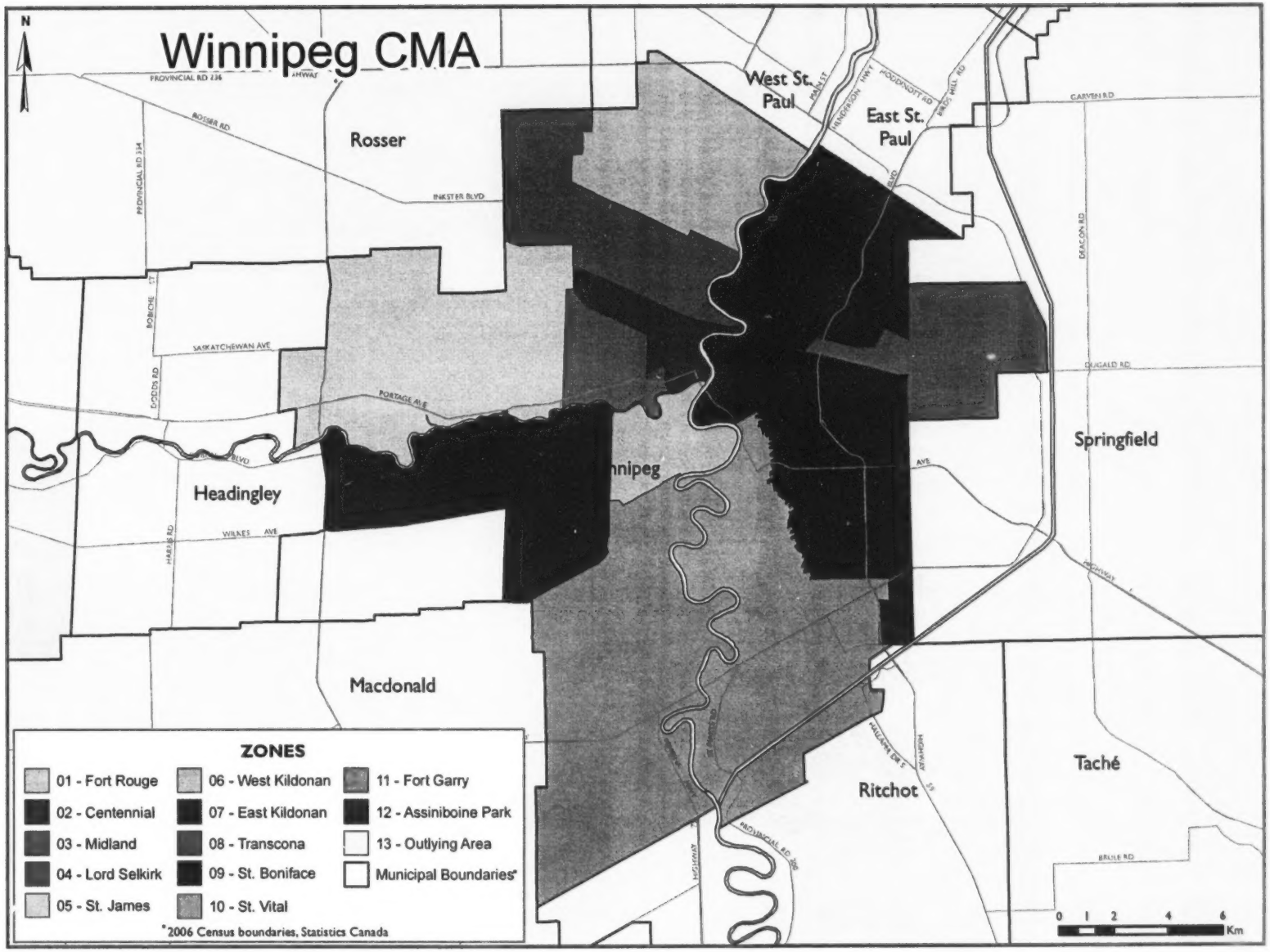
Year-over-year comparison of average rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. By excluding new structures, we can get a better indication of actual rent increases paid by tenants. The average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.4 per cent between October 2009 and October 2010, a similar pace of rent increase to what was observed between October 2008 and October 2009 (2.3 per cent). The major centres with the largest increases in average rent were St. John's (8.9 per cent), Regina (6.3 per cent), and Winnipeg (4.5 per cent). These increases reflect the tight rental market conditions prevailing in these CMAs. Average rents in existing structures decreased in Calgary (-2.7 per cent), and Windsor (-0.4 per cent).

CMHC's October 2010 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 6 of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.9 per cent), Regina (1.4 per cent), and Victoria (1.6 per cent). The highest vacancy rates for rental condominium apartments occurred in Edmonton (5.2 per cent), Calgary (5.2 per cent), and Montréal (4.2 per cent). The highest average monthly rents for two-bedroom condominium apartments were in Vancouver ($1,610), Toronto ($1,590), Calgary ($1,385), and Ottawa-Gatineau (Ontario part, $1,212). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market.

**Apartment Vacancy Rates (%) by Major Centres**

| | Oct-09 | Oct-10 |
|---|---|---|
| Abbotsford | 6.1 | 6.5 |
| Barrie | 3.8 | 3.4 |
| Brantford | 3.3 | 3.7 |
| Calgary | 5.3 | 3.6 |
| Edmonton | 4.5 | 4.2 |
| Gatineau | 2.2 | 2.5 |
| Greater Sudbury | 2.9 | 3.0 |
| Guelph | 4.1 | 3.4 |
| Halifax | 2.9 | 2.6 |
| Hamilton | 4.0 | 3.7 |
| Kelowna | 3.0 | 3.5 |
| Kingston | 1.3 | 1.0 |
| Kitchener | 3.3 | 2.6 |
| London | 5.0 | 5.0 |
| Moncton | 3.8 | 4.2 |
| Montréal | 2.5 | 2.7 |
| Oshawa | 4.2 | 3.0 |
| Ottawa | 1.5 | 1.6 |
| Peterborough | 6.0 | 4.1 |
| Québec | 0.6 | 1.0 |
| Regina | 0.6 | 1.0 |
| Saguenay | 1.5 | 1.8 |
| Saint John | 3.6 | 5.1 |
| Saskatoon | 1.9 | 2.6 |
| Sherbrooke | 3.9 | 4.6 |
| St. Catharines-Niagara | 4.4 | 4.4 |
| St. John's | 0.9 | 1.1 |
| Thunder Bay | 2.3 | 2.2 |
| Toronto | 3.1 | 2.1 |
| Trois-Rivières | 2.7 | 3.9 |
| Vancouver | 2.1 | 1.9 |
| Victoria | 1.4 | 1.5 |
| Windsor | 13.0 | 10.9 |
| Winnipeg | 1.1 | 0.8 |
| **Total** | **2.8** | **2.6** |

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).


Winnipeg CMA
N
Rosser
West St. Paul
East St. Paul
Springfield
Headingley
Macdonald
Ritchot
Taché
ZONES
01 - Fort Rouge
02 - Centennial
03 - Midland
04 - Lord Selkirk
05 - St. James
06 - West Kildonan
07 - East Kildonan
08 - Transcona
09 - St. Boniface
10 - St. Vital
11 - Fort Garry
12 - Assiniboine Park
13 - Outlying Area
Municipal Boundaries*
*2006 Census boundaries, Statistics Canada
0 1 2 4 6 Km

| RMS ZONE DESCRIPTIONS - WINNIPEG CMA | |
|---|---|
| Zone 1 | **Fort Rouge** - North: Assiniboine River; East: Red River; South: Jubilee Avenue, Parker Avenue; West: Waverley St. |
| Zone 2 | **Centennial** - North: C.P. Rail Winnipeg Yards; East: Red River; South: Assiniboine River to Osborne Street, north on Osborne to Portage Avenue, Portage to Sherbrook St., Sherbrook to Notre Dame Ave.; West: Keewatin St. |
| Zone 3 | **Midland** - North: Notre Dame Avenue; East: Sherbrook Street to Portage Ave., Portage to Osborne St., to Assiniboine River; South: Assiniboine River; West: St. James Street. |
| Zone 4 | **Lord Selkirk** - North : City limits to Ritchie St., south to Ritchie/Templeton intersection, West in a straight line to CPR Arborg, South along Keewatin Street to the north limit of the Inkster Industrial Park, the north limit of Inkster Industrial Park to Carruthers Avenue, Carruthers Avenue to McGregor, North along McGregor to Smithfield, Smithfield to the Red River; East: Red River; South: CPR Molson/Carberry; West: Brookside Blvd (city limits). |
| **Zone 1-4** | **Core Area** |
| Zone 5 | **St. James** - North: City limits to CPR Carberry/CNR Oak Point; East: CNR Oak Point, St. James Street; South: Assiniboine River; West: City limits. |
| Zone 6 | **West Kildonan** - North: City limits; East: Red River; South: (north limit of Zone 4); West: City limits. |
| Zone 7 | **East Kildonan** - North: City limits; East: City limits to Gunn Road, Plessis Rd to Ravelston Ave; South: Ravelston Ave. to Owen St., Owen Street to Regent Avenue, Regent to Panet Road to Mission St.; West: Red River. |
| Zone 8 | **Transcona** - North: City limits; East: City limits; South: City limits; West: Plessis Rd. to CNR Reddit to Panet Rd, Panet to Regent, Regent to Owen, Owen to Ravelston, Ravelston to Plessis, Plessis to the City limit. |
| Zone 9 | **St. Boniface** - North: Missions St/CNR Reddit; East: Plessis Road; South: City limits; West: Seine River to Carriere Ave., Carriere to Red River, Red River. |
| Zone 10 | **St. Vital** - North: Carriere Ave; East: Seine River; South: City limits; West: Red River. |
| Zone 11 | **Fort Garry** - North: McGillivray Blvd to Waverley St., Waverley to Wilkes Avenue, Wilkes to Parker Avenue, Parker Avenue to Jubilee Avenue; East: Red River; South: City limits; West: City limits. |
| Zone 12 | **Assiniboine Park** - North: Assiniboine River; East: Waverley Ave.; South: McGillivray/City limits; West: City limits. |
| **Zones 5-12** | **Suburban Areas** |
| **Zones 1-12** | **Winnipeg CMA** |

# RENTAL MARKET REPORT TABLES

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1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

## Available in SELECTED Rental Market Reports

**Private Apartment Data:**

1.3.3 Vacancy Rates (%) by structure Size and Zone

**Private Row (Townhouse) Data:**

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3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

## Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

**Rental Condominium Apartment Data ***

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
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## Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

**Secondary Rented Unit Data**

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

## 1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Winnipeg CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Zone 1 - Fort Rouge | 2.0 b | 2.5 c | 1.3 a | 1.0 a | 1.2 a | 1.1 a | 1.9 c | 0.7 b | 1.3 a | 1.1 a |
| Zone 2 - Centennial | 3.0 b | 0.6 a | 1.7 a | 1.0 a | 1.5 b | 0.5 a | ** | ** | 1.9 a | 0.8 a |
| Zone 3 - Midland | 2.0 c | 1.2 a | 1.4 a | 1.0 a | 0.9 a | 2.3 b | 0.0 d | 0.0 d | 1.4 a | 1.3 a |
| Zone 4 - Lord Selkirk | 5.1 d | 0.0 c | 2.9 b | 1.9 b | 1.1 a | 5.5 c | 0.0 d | ** | 2.3 b | 3.3 c |
| Core Area (Zones 1-4) | 2.5 a | 1.0 a | 1.6 a | 1.1 a | 1.2 a | 1.6 a | 2.9 c | 1.9 c | 1.6 a | 1.2 a |
| Zone 5 - St. James | 0.5 a | 1.4 a | 1.5 a | 0.8 a | 1.1 a | 0.7 a | 0.7 b | 1.5 c | 1.2 a | 0.8 a |
| Zone 6 - West Kildonan | 0.0 a | 0.0 c | 0.8 a | 0.5 a | 0.8 a | 0.3 a | 0.0 a | 0.0 d | 0.8 a | 0.4 a |
| Zone 7 - East Kildonan | 1.1 a | 2.9 a | 0.8 a | 0.4 a | 0.2 a | 0.9 a | 0.9 a | 1.2 d | 0.6 a | 0.7 a |
| Zone 8 - Transcona | 0.0 a | 0.0 a | 0.6 a | 0.0 c | 0.0 a | 0.0 a | ** | ** | 0.3 a | 0.0 b |
| Zone 9 - St. Boniface | 0.5 b | 1.0 d | 0.6 a | 0.9 a | 2.1 a | 0.5 a | 0.0 c | 3.1 c | 1.2 a | 0.8 a |
| Zone 10 - St. Vital | 0.0 a | 0.0 c | 0.7 a | 0.6 a | 0.6 a | 0.5 a | 0.0 c | 4.9 b | 0.6 a | 0.7 a |
| Zone 11 - Fort Garry | 1.2 a | 0.0 c | 0.6 a | 0.5 a | 0.4 a | 0.2 a | 0.0 c | 0.0 c | 0.5 a | 0.3 a |
| Zone 12 - Assiniboine Park | 5.3 a | 2.8 a | 1.1 a | 0.0 b | 1.9 a | 0.1 a | 3.6 a | ** | 1.7 a | 0.2 a |
| Suburban Areas (Zones 5-12) | 0.8 a | 1.4 a | 0.8 a | 0.6 a | 0.9 a | 0.5 a | 0.5 a | 1.5 b | 0.8 a | 0.6 a |
| Zone 13 - Outlying Areas | n/u | n/u | ** | ** | ** | ** | n/u | n/u | ** | ** |
| Winnipeg CMA | 2.0 a | 1.2 a | 1.2 a | 0.8 a | 1.0 a | 0.8 a | 1.1 a | 1.6 b | 1.1 a | 0.8 a |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Winnipeg CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Zone 1 - Fort Rouge | 469 a | 476 b | 663 a | 705 a | 922 a | 969 a | 1,132 b | 1,281 b | 754 a | 812 a |
| Zone 2 - Centennial | 432 b | 525 b | 596 a | 629 a | 820 b | 811 a | 581 d | 836 c | 631 a | 654 a |
| Zone 3 - Midland | 438 a | 418 a | 507 a | 507 a | 657 a | 628 a | 788 c | 717 d | 531 a | 521 a |
| Zone 4 - Lord Selkirk | 361 b | 359 b | 457 a | 511 a | 561 a | 582 a | 692 b | 711 b | 493 a | 532 a |
| Core Area (Zones 1-4) | 440 a | 476 a | 587 a | 615 a | 814 a | 832 a | 955 b | 1,138 b | 691 a | 670 a |
| Zone 5 - St. James | 538 a | 566 a | 689 a | 733 a | 842 a | 889 a | 963 a | 1,091 b | 774 a | 802 a |
| Zone 6 - West Kildonan | 444 b | 460 b | 667 a | 722 a | 811 a | 843 a | 854 a | ** | 758 a | 785 a |
| Zone 7 - East Kildonan | 395 a | 445 b | 571 a | 614 a | 701 a | 756 a | 873 a | 941 b | 620 a | 666 a |
| Zone 8 - Transcona | ** | 432 a | 528 b | 619 a | 608 b | 672 a | ** | ** | 567 b | 649 a |
| Zone 9 - St. Boniface | 421 a | 434 a | 621 a | 643 a | 800 a | 831 a | 1,075 a | 1,145 a | 691 a | 718 a |
| Zone 10 - St. Vital | 529 a | 552 a | 670 a | 688 a | 833 a | 854 a | 969 a | 1,017 a | 748 a | 765 a |
| Zone 11 - Fort Garry | 546 b | 626 a | 681 a | 701 a | 856 a | 889 a | 1,102 b | 1,067 a | 788 a | 809 a |
| Zone 12 - Assiniboine Park | ** | 571 a | 686 a | 686 a | 835 a | 817 a | 932 a | ** | 768 a | 744 a |
| Suburban Areas (Zones 5-12) | 463 a | 513 a | 637 a | 673 a | 807 a | 840 a | 943 a | 1,026 a | 721 a | 749 a |
| Zone 13 - Outlying Areas | n/u | n/u | ** | ** | ** | ** | n/u | n/u | ** | ** |
| Winnipeg CMA | 447 a | 488 a | 615 a | 649 a | 809 a | 837 a | 946 a | 1,056 a | 690 a | 719 a |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.1.3 Number of Private Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type Winnipeg CMA

| Zone | Bachelor | | | 1 Bedroom | | | 2 Bedroom | | | 3 Bedroom + | | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Vacant | | Total | Vacant | | Total | Vacant | | Total | Vacant | | Total | Vacant | | Total |
| Zone 1 - Fort Rouge | 9 | c | 357 | 41 | a | 4,001 | 34 | a | 3,003 | 1 | b | 154 | 86 | a | 7,514 |
| Zone 2 - Centennial | 6 | a | 1,139 | 36 | a | 3,671 | 7 | a | 1,454 | ** | | 38 | 51 | a | 6,302 |
| Zone 3 - Midland | 10 | a | 878 | 29 | a | 2,988 | 27 | b | 1,180 | 0 | d | 18 | 66 | a | 5,064 |
| Zone 4 - Lord Selkirk | 0 | c | 53 | 15 | b | 824 | 30 | c | 547 | ** | | 17 | 47 | c | 1,440 |
| Core Area (Zones 1-4) | 25 | a | 2,426 | 121 | a | 11,484 | 99 | a | 6,183 | 4 | c | 227 | 250 | a | 20,320 |
| Zone 5 - St. James | 6 | a | 413 | 22 | a | 2,730 | 20 | a | 2,900 | 2 | c | 133 | 50 | a | 6,177 |
| Zone 6 - West Kildonan | 0 | c | 49 | 9 | a | 1,675 | 6 | a | 2,041 | 0 | d | 67 | 15 | a | 3,832 |
| Zone 7 - East Kildonan | 8 | a | 278 | 16 | a | 4,389 | 26 | a | 2,838 | 2 | d | 167 | 51 | a | 7,671 |
| Zone 8 - Transcona | 0 | a | 8 | 0 | c | 178 | 0 | a | 194 | ** | | ** | 0 | b | 392 |
| Zone 9 - St. Boniface | 2 | d | 192 | 19 | a | 2,104 | 8 | a | 1,672 | 2 | c | 65 | 31 | a | 4,033 |
| Zone 10 - St. Vital | 0 | c | 112 | 12 | a | 1,873 | 9 | a | 1,706 | 4 | b | 81 | 25 | a | 3,772 |
| Zone 11 - Fort Garry | 0 | c | 93 | 10 | a | 1,878 | 5 | a | 2,546 | 0 | c | 120 | 14 | a | 4,637 |
| Zone 12 - Assiniboine Park | 1 | a | 43 | 0 | b | 662 | 1 | a | 731 | ** | | 25 | 2 | a | 1,461 |
| Suburban Areas (Zones 5-12) | 17 | a | 1,188 | 88 | a | 15,489 | 75 | a | 14,628 | 10 | b | 670 | 189 | a | 31,975 |
| Zone 13 - Outlying Areas | n/u | | n/u | ** | | ** | ** | | ** | n/u | | n/u | ** | | ** |
| Winnipeg CMA | 42 | a | 3,614 | 209 | a | 26,985 | 175 | a | 20,823 | 14 | b | 897 | 441 | a | 52,319 |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Winnipeg CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Zone 1 - Fort Rouge | 2.6 b | 3.0 d | 2.1 a | 1.9 a | 2.1 a | 1.9 a | 4.1 c | 4.5 d | 2.2 a | 2.0 a |
| Zone 2 - Centennial | 3.8 c | 0.8 a | 2.3 a | 1.3 a | 2.0 a | 1.0 a | ** | ** | 2.5 a | 1.1 a |
| Zone 3 - Midland | 3.2 c | 1.7 b | 2.2 b | 1.2 a | 2.0 b | 2.8 b | ** | 0.0 d | 2.4 a | 1.6 a |
| Zone 4 - Lord Selkirk | 5.1 d | ** | 3.2 b | 4.0 b | 2.6 c | 8.4 b | 0.0 d | ** | 3.0 b | 5.7 b |
| Core Area (Zones 1-4) | 3.4 b | 1.5 a | 2.3 a | 1.6 a | 2.1 a | 2.5 a | 6.1 c | 4.5 d | 2.4 a | 1.5 a |
| Zone 5 - St. James | 2.2 c | 1.9 a | 2.3 a | 1.2 a | 2.8 a | 0.9 a | 0.7 b | 1.5 c | 2.5 a | 1.1 a |
| Zone 6 - West Kildonan | 0.0 a | 2.0 c | 1.7 a | 1.5 a | 2.0 a | 1.1 a | 0.0 a | 0.0 d | 1.8 a | 1.3 a |
| Zone 7 - East Kildonan | 1.1 a | 2.9 a | 1.0 a | 0.6 a | 0.7 a | 1.8 b | 0.9 a | 1.2 d | 0.9 a | 1.2 a |
| Zone 8 - Transcona | 0.0 a | 0.0 a | 1.2 a | 0.6 a | 0.0 a | 1.0 a | ** | ** | 0.5 a | 0.8 a |
| Zone 9 - St. Boniface | 3.4 d | 1.0 d | 1.5 a | 1.3 a | 2.4 a | 1.1 a | 1.5 c | 3.1 c | 2.0 a | 1.2 a |
| Zone 10 - St. Vital | 0.9 a | 0.0 c | 1.8 a | 1.2 a | 1.5 a | 1.6 a | 0.0 c | 4.9 b | 1.6 a | 1.4 a |
| Zone 11 - Fort Garry | 1.2 a | 0.0 c | 1.4 a | 0.8 a | 1.5 a | 1.1 a | 0.9 a | 1.0 a | 1.4 a | 1.0 a |
| Zone 12 - Assiniboine Park | 5.3 a | 2.8 a | 1.8 a | 0.2 a | 2.7 a | 0.3 a | 7.1 a | ** | 2.5 a | 0.3 a |
| Suburban Areas (Zones 5-12) | 1.9 b | 1.7 a | 1.6 a | 1.0 a | 1.8 a | 1.2 a | 0.9 a | 1.7 b | 1.7 a | 1.1 a |
| Zone 13 - Outlying Areas | n/u | n/u | ** | ** | ** | ** | n/u | n/u | ** | ** |
| Winnipeg CMA | 3.0 a | 1.5 a | 1.9 a | 1.3 a | 1.9 a | 1.6 a | 2.2 a | 2.4 b | 2.0 a | 1.4 a |

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
## Winnipeg CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 |
| Zone 1 - Fort Rouge | ++ | ++ | 4.0 c | 3.4 c | 3.8 c | 1.7 c | ** | ++ | 3.8 b | 2.3 b |
| Zone 2 - Centennial | ** | 3.2 d | 3.7 c | 3.9 c | 5.8 c | 3.8 c | ++ | ++ | 3.6 c | 3.7 c |
| Zone 3 - Midland | 2.1 c | 3.4 d | 3.6 d | 4.7 d | 4.5 d | 3.2 d | ** | ++ | 3.8 d | 4.1 d |
| Zone 4 - Lord Selkirk | ** | ++ | ** | ** | 3.0 c | ** | ** | ** | 5.8 d | ** |
| Core Area (Zones 1-4) | 2.6 c | 2.3 c | 3.5 b | 3.8 b | 4.5 b | 2.8 b | ** | ++ | 3.9 b | 3.1 b |
| Zone 5 - St. James | ** | ++ | 4.4 b | 2.1 b | 3.9 c | ** | ** | ** | 4.1 c | 2.4 b |
| Zone 6 - West Kildonan | ** | ++ | 3.8 b | 4.7 d | 2.8 b | 4.2 c | ++ | ** | 3.2 b | 3.9 c |
| Zone 7 - East Kildonan | ** | 7.3 c | 2.7 c | 6.9 b | 4.0 d | ** | ++ | 11.4 d | 2.9 c | 7.1 b |
| Zone 8 - Transcona | ** | ** | 3.5 d | ** | ** | ++ | ** | ** | 4.1 d | ** |
| Zone 9 - St. Boniface | ** | ++ | 4.1 b | 3.5 c | 4.3 b | 3.5 c | ** | ++ | 4.4 b | 3.2 c |
| Zone 10 - St. Vital | 5.1 b | 5.1 b | 4.0 c | 3.7 b | 5.2 b | 3.6 b | 2.7 a | 0.9 a | 5.0 c | 3.6 b |
| Zone 11 - Fort Garry | ** | 3.6 c | 6.0 b | 2.0 c | 5.1 b | 2.5 b | 5.9 d | 2.4 c | 5.3 b | 2.5 b |
| Zone 12 - Assiniboine Park | ** | ** | 2.5 c | ++ | 2.4 b | ++ | 3.1 c | ** | 1.5 a | ++ |
| Suburban Areas (Zones 5-12) | ** | 4.4 c | 3.9 a | 3.8 b | 4.1 b | 3.4 c | 3.4 d | 3.5 d | 3.9 a | 3.8 b |
| Zone 13 - Outlying Areas | n/u | n/u | ** | ** | n/s | ** | n/u | n/u | ** | ** |
| Winnipeg CMA | 4.6 d | 3.4 c | 3.9 a | 3.8 a | 4.3 a | 4.5 b | 4.4 d | 4.8 c | 3.9 a | 3.6 a |

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Winnipeg CMA

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| **Winnipeg CMA** | | | | | | | | | | |
| Pre 1940 | 3.1 c | 1.7 b | 2.3 a | 1.7 b | 1.1 a | 2.5 b | 4.5 d | 1.4 d | 2.2 a | 2.0 a |
| 1940 - 1959 | 1.5 c | 1.4 a | 1.4 a | 1.1 a | 0.8 a | 0.6 a | 0.0 c | 0.0 d | 1.3 a | 1.0 a |
| 1960 - 1974 | 1.2 a | 0.9 a | 0.9 a | 0.5 a | 0.9 a | 0.7 a | 0.2 a | 1.5 a | 0.9 a | 0.6 a |
| 1975 - 1989 | 2.3 a | 0.0 b | 1.0 a | 0.5 a | 0.9 a | 0.6 a | 0.8 a | 1.1 a | 1.0 a | 0.5 a |
| 1990+ | ** | ** | 1.2 a | 1.8 a | 1.7 a | 0.8 a | 0.0 a | 4.3 a | 1.5 a | 1.0 a |
| Total | 2.0 a | 1.2 a | 1.2 a | 0.8 a | 1.0 a | 0.8 a | 1.1 a | 1.6 b | 1.1 a | 0.8 a |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Winnipeg CMA

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| **Winnipeg CMA** | | | | | | | | | | |
| Pre 1940 | 406 a | 418 a | 504 a | 519 a | 658 a | 675 a | 815 b | 990 b | 537 a | 560 a |
| 1940 - 1959 | 443 a | 486 b | 541 a | 577 a | 677 a | 726 a | 981 c | 1,056 c | 567 a | 605 a |
| 1960 - 1974 | 465 a | 534 a | 626 a | 669 a | 785 a | 828 a | 923 a | 1,045 a | 682 a | 725 a |
| 1975 - 1989 | 551 a | 564 a | 687 a | 727 a | 858 a | 881 a | 969 a | 1,093 c | 785 a | 810 a |
| 1990+ | ** | ** | 830 a | 856 a | 1,027 a | 1,048 a | 1,306 a | 1,283 a | 993 a | 1,017 a |
| Total | 447 a | 488 a | 615 a | 649 a | 809 a | 837 a | 946 a | 1,056 a | 690 a | 719 a |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Winnipeg CMA

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| **Winnipeg CMA** | | | | | | | | | | |
| 3 to 5 Units | 0.0 c | 0.0 c | 2.7 c | ** | 1.7 c | 5.6 d | ** | ** | 2.2 b | 3.2 d |
| 6 to 19 Units | 3.8 d | 1.3 a | 1.8 b | 1.0 a | 0.9 a | 1.0 a | 4.9 d | 2.8 c | 1.8 a | 1.1 a |
| 20 to 49 Units | 1.4 a | 2.0 a | 1.3 a | 1.0 a | 0.9 a | 0.9 a | 0.8 a | 0.0 d | 1.1 a | 1.0 a |
| 50 to 99 Units | 2.2 a | 0.3 a | 1.2 a | 0.8 a | 0.9 a | 0.6 a | 0.7 b | 2.5 c | 1.1 a | 0.7 a |
| 100+ Units | 1.1 a | 0.2 b | 0.7 a | 0.3 a | 1.0 a | 0.6 a | 0.2 a | 1.2 a | 0.8 a | 0.5 a |
| Total | 2.0 a | 1.2 a | 1.2 a | 0.8 a | 1.0 a | 0.8 a | 1.1 a | 1.6 b | 1.1 a | 0.8 a |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Winnipeg CMA

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| **Winnipeg CMA** | | | | | | | | | | |
| 3 to 5 Units | 366 b | 389 b | 510 b | 557 b | 641 a | 680 b | 788 b | 897 b | 567 a | 604 a |
| 6 to 19 Units | 413 a | 420 a | 519 a | 542 a | 671 a | 673 a | 744 b | 844 c | 557 a | 576 a |
| 20 to 49 Units | 429 a | 464 a | 580 a | 595 a | 751 a | 776 a | 910 a | 1,055 c | 634 a | 652 a |
| 50 to 99 Units | 474 a | 467 a | 658 a | 692 a | 847 a | 890 a | 1,061 b | 1,130 b | 756 a | 787 a |
| 100+ Units | 553 a | 614 a | 684 a | 733 a | 881 a | 922 a | 998 a | 1,100 a | 774 a | 810 a |
| Total | 447 a | 488 a | 615 a | 649 a | 809 a | 837 a | 946 a | 1,056 a | 690 a | 719 a |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Winnipeg CMA

| Rent Range | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| **Winnipeg CMA** | | | | | | | | | | |
| LT $500 | 2.6 b | 1.2 a | 1.9 b | 1.0 a | 2.1 c | 3.0 c | ** | ** | 2.1 a | 1.2 a |
| $500 - $599 | 1.7 c | 2.7 b | 0.7 a | 0.9 a | 0.4 a | 1.2 a | ** | ** | 0.7 a | 1.1 a |
| $600 - $699 | 1.1 d | 0.6 b | 0.8 a | 0.3 a | 0.4 a | 0.8 a | ** | ** | 0.7 a | 0.5 a |
| $700 - $799 | ** | 2.7 a | 1.1 a | 0.9 a | 0.7 a | 0.4 a | 0.0 d | 0.0 d | 0.9 a | 0.7 a |
| $800 - $1094 | ** | ** | 1.4 a | 1.0 a | 1.5 a | 0.9 a | 0.8 a | 1.3 a | 1.4 a | 0.9 a |
| $1095+ | ** | ** | 18.5 d | 3.6 d | 2.1 a | 1.5 a | 0.5 a | 2.3 b | 2.9 a | 1.9 a |
| Total | 2.0 a | 1.2 a | 1.2 a | 0.8 a | 1.0 a | 0.8 a | 1.1 a | 1.6 b | 1.1 a | 0.8 a |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Winnipeg CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Zone 1 - Fort Rouge | n/u | n/u | n/u | n/u | ** | ** | n/u | n/u | ** | ** |
| Zone 2 - Centennial | n/u | n/u | ** | ** | ** | ** | 1.7 a | 0.0 a | 0.7 a | 0.0 a |
| Zone 3 - Midland | ** | ** | ** | ** | 0.0 a | 0.0 a | ** | ** | 0.0 a | 0.0 a |
| Zone 4 - Lord Selkirk | n/u | n/u | n/u | n/u | ** | ** | ** | ** | 1.4 d | ** |
| Core Area (Zones 1-4) | ** | ** | ** | ** | 1.2 a | 0.0 a | 0.6 b | 0.0 c | 0.9 a | 0.0 b |
| Zone 5 - St. James | n/u | n/u | n/u | n/u | 0.0 a | 0.0 a | 0.0 a | 0.0 a | 0.0 a | 0.0 a |
| Zone 6 - West Kildonan | n/u | n/u | n/u | n/u | ** | ** | ** | n/u | ** | ** |
| Zone 7 - East Kildonan | ** | ** | ** | ** | 0.0 a | ** | 1.4 a | 0.0 c | 0.9 a | 0.0 c |
| Zone 8 - Transcona | n/u | n/u | ** | n/u | ** | n/u | ** | ** | 0.0 a | ** |
| Zone 9 - St. Boniface | n/u | n/u | n/u | n/u | ** | ** | 0.5 a | 1.9 a | 0.8 a | 1.7 a |
| Zone 10 - St. Vital | n/u | n/u | n/u | n/u | ** | n/u | ** | 0.0 a | ** | 0.0 a |
| Zone 11 - Fort Garry | n/u | n/u | n/u | n/u | ** | ** | 0.6 a | 1.2 a | 0.6 a | 1.2 a |
| Zone 12 - Assiniboine Park | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Suburban Areas (Zones 5-12) | ** | ** | ** | ** | 1.5 a | 0.0 c | 0.8 a | 0.9 a | 1.1 a | 0.9 a |
| Zone 13 - Outlying Areas | n/u | n/u | n/u | n/u | ** | ** | ** | ** | ** | ** |
| Winnipeg CMA | 1.8 a | 1.6 a | 5.9 a | 0.0 a | 1.3 a | 0.0 b | 0.7 a | 0.8 a | 1.0 a | 0.6 a |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Winnipeg CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Zone 1 - Fort Rouge | n/u | n/u | n/u | n/u | ** | ** | n/u | n/u | ** | ** |
| Zone 2 - Centennial | n/u | n/u | ** | ** | ** | ** | ** | 844 a | 654 a | 792 a |
| Zone 3 - Midland | n/s | n/s | ** | ** | 608 b | 608 a | ** | ** | 584 c | 608 a |
| Zone 4 - Lord Selkirk | n/u | n/u | n/u | n/u | ** | ** | ** | ** | ** | ** |
| Core Area (Zones 1-4) | n/s | n/s | ** | ** | 790 d | 752 a | 775 d | 900 c | 775 d | 811 b |
| Zone 5 - St. James | n/u | n/u | n/u | n/u | 699 a | 726 a | ** | 760 a | 719 a | 746 a |
| Zone 6 - West Kildonan | n/u | n/u | n/u | n/u | ** | ** | n/s | n/u | ** | ** |
| Zone 7 - East Kildonan | ** | ** | ** | ** | 675 b | 591 c | 782 a | 813 a | 677 a | 682 b |
| Zone 8 - Transcona | n/u | n/u | ** | n/u | ** | n/u | ** | ** | ** | ** |
| Zone 9 - St. Boniface | n/u | n/u | n/u | n/u | ** | ** | 997 a | 1,031 a | 970 a | 1,008 a |
| Zone 10 - St. Vital | n/u | n/u | n/u | n/u | n/s | n/u | 842 a | 889 b | 842 a | 889 b |
| Zone 11 - Fort Garry | n/u | n/u | n/u | n/u | ** | ** | 1,056 a | 1,118 a | 1,047 a | 1,110 a |
| Zone 12 - Assiniboine Park | n/s | ** | n/s | ** | ** | ** | ** | ** | ** | ** |
| Suburban Areas (Zones 5-12) | ** | ** | ** | ** | 692 a | 746 a | 930 a | 971 a | 857 a | 900 a |
| Zone 13 - Outlying Areas | n/u | n/u | n/u | n/u | ** | ** | ** | ** | ** | ** |
| Winnipeg CMA | ** | ** | ** | 631 a | 737 b | 753 a | 893 a | 959 a | 835 a | 873 a |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2010 by Zone and Bedroom Type Winnipeg CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total |
| Zone 1 - Fort Rouge | n/u | n/u | n/u | n/u | ** | ** | n/u | n/u | ** | ** |
| Zone 2 - Centennial | n/u | n/u | ** | ** | ** | ** | 0 a | 58 | 0 a | 146 |
| Zone 3 - Midland | ** | ** | ** | ** | 0 a | 45 | ** | ** | 0 a | 56 |
| Zone 4 - Lord Selkirk | n/u | n/u | n/u | n/u | ** | ** | ** | ** | ** | 172 |
| Core Area (Zones 1-4) | ** | ** | ** | ** | 0 a | 272 | 0 c | 103 | 0 b | 383 |
| Zone 5 - St. James | n/u | n/u | n/u | n/u | 0 a | 29 | 0 a | 43 | 0 a | 72 |
| Zone 6 - West Kildonan | n/u | n/u | n/u | n/u | ** | ** | n/u | n/u | ** | ** |
| Zone 7 - East Kildonan | ** | ** | ** | ** | ** | 19 | 0 c | 130 | 0 c | 203 |
| Zone 8 - Transcona | n/u | n/u | n/u | n/u | n/u | n/u | ** | ** | ** | ** |
| Zone 9 - St. Boniface | n/u | n/u | n/u | n/u | ** | ** | 4 a | 212 | 4 a | 236 |
| Zone 10 - St. Vital | n/u | n/u | n/u | n/u | n/u | n/u | 0 a | 62 | 0 a | 62 |
| Zone 11 - Fort Garry | n/u | n/u | n/u | n/u | ** | ** | 2 a | 161 | 2 a | 167 |
| Zone 12 - Assiniboine Park | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Suburban Areas (Zones 5-12) | ** | ** | ** | ** | 0 c | 94 | 6 a | 634 | 7 a | 798 |
| Zone 13 - Outlying Areas | n/u | n/u | n/u | n/u | ** | ** | ** | ** | ** | ** |
| Winnipeg CMA | 1 a | 62 | 0 a | 16 | 0 b | 376 | 6 a | 749 | 7 a | 1,203 |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Winnipeg CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Zone 1 - Fort Rouge | n/u | n/u | n/u | n/u | ** | ** | n/u | n/u | ** | ** |
| Zone 2 - Centennial | n/u | n/u | ** | ** | ** | ** | 1.7 a | 0.0 a | 0.7 a | 0.0 a |
| Zone 3 - Midland | ** | ** | ** | ** | 0.0 a | 0.0 a | ** | ** | 0.0 a | 0.0 a |
| Zone 4 - Lord Selkirk | n/u | n/u | n/u | n/u | ** | ** | ** | ** | ** | 14.5 a |
| Core Area (Zones 1-4) | ** | ** | ** | ** | 2.3 a | 9.2 a | 0.6 b | 0.0 c | 1.5 c | 6.5 a |
| Zone 5 - St. James | n/u | n/u | n/u | n/u | 0.0 a | 0.0 a | 0.0 a | 0.0 a | 0.0 a | 0.0 a |
| Zone 6 - West Kildonan | n/u | n/u | n/u | n/u | ** | ** | ** | n/u | ** | ** |
| Zone 7 - East Kildonan | ** | ** | ** | ** | 0.0 a | ** | 1.4 a | 0.9 a | 0.9 a | 0.5 b |
| Zone 8 - Transcona | n/u | n/u | ** | n/u | ** | n/u | ** | ** | 0.0 a | ** |
| Zone 9 - St. Boniface | n/u | n/u | n/u | n/u | ** | ** | 10.8 a | 6.6 a | 10.2 a | 5.9 a |
| Zone 10 - St. Vital | n/u | n/u | n/u | n/u | ** | n/u | ** | 0.0 a | ** | 0.0 a |
| Zone 11 - Fort Garry | n/u | n/u | n/u | n/u | ** | ** | 1.2 a | 6.2 a | 1.2 a | 6.0 a |
| Zone 12 - Assiniboine Park | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Suburban Areas (Zones 5-12) | ** | ** | ** | ** | 2.3 a | 0.0 c | 4.4 a | 4.0 a | 4.0 a | 3.3 a |
| Zone 13 - Outlying Areas | n/u | n/u | n/u | n/u | ** | ** | ** | ** | ** | ** |
| Winnipeg CMA | 1.8 a | 1.6 a | 5.9 a | 0.0 a | 2.3 a | 6.7 a | 3.6 b | 3.4 c | 3.2 b | 4.3 a |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
### Winnipeg CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 |
| Zone 1 - Fort Rouge | n/u | n/u | n/u | n/u | ** | ** | n/u | n/u | ** | ** |
| Zone 2 - Centennial | n/u | n/u | n/s | ** | n/s | ** | ** | ** | ** | ++ |
| Zone 3 - Midland | n/s | n/s | ** | ** | ++ | ++ | ** | ** | ++ | ++ |
| Zone 4 - Lord Selkirk | n/u | n/u | n/u | n/u | ** | ** | ** | ** | ** | ++ |
| **Core Area (Zones 1-4)** | n/s | n/s | ** | ** | ** | ++ | ** | -0.9 a | ** | ++ |
| Zone 5 - St. James | n/u | n/u | n/u | n/u | 2.4 a | 3.1 a | ** | ** | 2.3 a | 2.4 a |
| Zone 6 - West Kildonan | n/u | n/u | n/u | n/u | ** | ** | n/s | n/u | ** | ** |
| Zone 7 - East Kildonan | ** | ** | ** | ** | 2.2 c | ++ | ** | 3.4 b | 4.9 d | 4.1 d |
| Zone 8 - Transcona | n/u | n/u | ** | n/u | ** | n/u | ** | ** | ** | ** |
| Zone 9 - St. Boniface | n/u | n/u | n/u | n/u | ** | ** | 6.7 a | 4.2 a | 6.8 a | 4.6 a |
| Zone 10 - St. Vital | n/u | n/u | n/u | n/u | n/s | n/u | ++ | ++ | ++ | ++ |
| Zone 11 - Fort Garry | n/u | n/u | n/u | n/u | ** | ** | 11.3 a | 6.4 b | 11.3 a | 6.4 b |
| Zone 12 - Assiniboine Park | n/s | n/s | n/s | n/s | ** | n/s | ** | ** | ** | ** |
| **Suburban Areas (Zones 5-12)** | ** | ** | ** | ** | 2.3 c | 8.7 c | 6.5 b | 4.2 b | 5.9 b | 4.4 b |
| Zone 13 - Outlying Areas | n/u | n/u | n/u | n/u | ** | ** | ** | ** | ** | ** |
| **Winnipeg CMA** | ** | ** | ** | ** | 4.7 d | ** | 7.1 b | 3.5 c | 6.4 b | 3.9 c |

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## TECHNICAL NOTE:

***Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):***

**Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).**

**Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current October Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.**

## METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

## METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

# DEFINITIONS

**Availability:** A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

**Rent:** The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

**Rental Apartment Structure:** Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

**Rental Row (Townhouse) Structure:** Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

**Vacancy:** A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

**Definitions of Census Areas referred to in this publication are as follows:**

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

**Acknowledgement**

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

**Rental Affordability Indicator**

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of renters' households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income since 2006.

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